

12/2 Francis Rd, Artarmon, NSW, 2064

SHΞAD

Apartment For Sale

Thursday, 24 October 2024

12/2 Francis Rd, Artarmon, NSW, 2064

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Hugely Spacious with North East Aspect and Leafy Outlook

*** FIRST OPEN SATURDAY 26TH OCTOBER, 11.00AM - 11.30AM ***

An ultra-spacious and immensely appealing apartment perfectly positioned on the North East corner of the prestigious 'Englefield' block. Boasting a huge 125sqm on title, it is immaculately presented and flooded with natural light and sunshine.

The substantial and versatile living areas offer floor to ceiling glazing and allow for defined lounge and dining spaces, with room left over for a study nook as well.

The connection between internal and external space is seamless, the living area flowing out to the wraparound balcony via huge double sliding doors. The outlook is wonderful – sunny and leafy - and maximises the apartment's ideal orientation.

The bedrooms are bright and generous in size, both having built-in wardrobes. The renovated kitchen has abundant counter and cabinet space, and the bathroom presents in neat, tidy condition with opportunity to renovate further.

The array of additional features includes an oversized internal laundry, large linen press and a sizeable 19sqm carspace in the secure basement carpark. Fresh paint and carpet have just been completed in contemporary neutral tones.

Conveniently located, just moments from Artarmon station and the vibrant Artarmon Village with its diverse selection of shops, cafes and eateries, as well as being in close proximity to Artarmon Public School and local parks.

This premium Artarmon property offers impressive space, privacy and sunlight, all in a well maintained block with beautifully kept gardens and an outdoor swimming pool. An outstanding opportunity for even the most demanding purchaser – a 'must' to inspect.

Approximate Areas

Apartment (including balcony): 106sqm

Garage: 19sqm

Total: 125sqm

Approximate Outgoings

Strata levies: \$1,965pq

Council rates: \$416pq

Water rates: \$173pq

Strata Plan Registered: 1982

Disclaimer: The above information has been furnished to us by a third party. Shead Real Estate Pty Ltd have not verified whether or not the information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. Figures may be subject to change without notice.